



# CITY OF PULLMAN

## Public Works and Planning Departments

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### MEMORANDUM

TO: Pullman Historic Preservation Commission

FROM: Pete Dickinson, Planning Director *PD*  
Jason Radtke, Assistant Planner *JR*

FOR: Meeting of December 12, 2016

SUBJECT: Historic Preservation Commission Business

DATE: December 6, 2016

The material below provides background information for the agenda items to be addressed by the HPC at its December 12 meeting.

1. Discuss the Proposed Demolition of the Single Family Residences at 1025 and 1045 Alpha Road.

On October 18, 2016, Bob Olson of R.B. Olson Construction, LLC, on behalf of the Chin Family Limited Partnership, submitted a site plan indicating his intent to replace two single family homes at the aforementioned addresses with a 12-unit apartment complex. Pullman City Code Section 16.60.040(3)(f) states that one of the responsibilities of the city is to "provide for the review either by the [Historic Preservation] commission or its professional staff of all applications for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic resources or adjacent properties." Also, the HPC adopted the following policy in November, 2011:

Pursuant to the provisions of Pullman City Code (PCC) Section 16.60.040(3)(f), if a project is proposed for a property that is listed on a state or national historic register, or if a project is proposed for a property deemed by planning staff to be potentially eligible for listing on an historic register (using the criteria set forth in PCC Section 16.60.050 for this purpose), planning staff shall determine, at its discretion based on the particular circumstances associated with the project, whether to review the project itself or submit project plans to the HPC for review and comment at a public meeting.

In this instance, planning staff believed it appropriate to present this proposal to the HPC for its consideration.

To assist the Commission in its review of this proposal, staff has attached the following documentation:

- Historic Property Worksheets, dated 11/29/16
- WISAARD entry, dated 11/13/16
- Photos of said structures

Michael Houser of the Department of Archaeology and Historic Preservation has stated that the building at 1045 NE Alpha Road is not historically significant. He is still reviewing the structure at 1025 Alpha Road. If Mr. Houser produces any new information within the next few days regarding the latter structure, it will be transmitted to the HPC at its December 12 meeting.

The action requested of the HPC is to review and comment on the proposal to demolish the buildings in question. Any comments provided to the applicant would take the form of suggestions since there is no basis in the code to require action on the part of the applicant.

## 2. Conduct Opening Discussion Regarding 2017 HPC Goals.

Continuing the tradition of adopting yearly goals for the HPC, staff requests that Commissioners start their discussion concerning goals for 2017. This discussion will most likely be concluded during the January meeting of next year. As a reminder, the goals adopted for 2016 were:

- List five additional properties on the Pullman Register of Historic Places (Local Register).
- Solicit National Register property owners to nominate their properties to the Local Register.
- Apply for a CLG Grant.
- Increase community outreach by:
  - Adding walking tour info to a website; and/or
  - Adding the Local Register to a website, including the accepted nomination packets.
- Have an open meeting with the community in the fall.
- Finalize the plaque design.
- Increase the Commission's promotional/advisory role for the preservation of endangered properties.

Attachments

Date 11/29/16

## HISTORIC PROPERTY WORKSHEET

Use this sheet to document potentially historic properties intended for demolition or significant alteration

Address/Location 1045 NE Alpha Road

Structure Type stick frame home

Historic and Current Use Duplex / SF residence

Built Date 1947

Architect/Developer/Designer (if known) Unknown

Record Source(s) N/A

WISAARD Entry: ☐ Yes ☒ No

Historic Register: ☐ Local ☐ State ☐ National ☒ Not listed (check all that apply)

Historic District:

☐ Yes ☐ Contributing ☐ Non-Contributing

☒ No

Adjacent to Historic Property ☒ Yes ☐ No

Proposed Alteration Demolition

Date of Alteration (if known) Unknown

Historic Owners/Occupants Unknown

Significant Events

Other Considerations

Possible Historic Features (provide a brief description of applicable features and their condition)

Style Georgian Colonial

Siding Aluminum

Roofing Steel

Windows Single-pane; Double-hung casement  
(All replacement)

Doors Possibly original

Interior N/A

Landscaping N/A

Features N/A

Other Garage built in 1966

(Attach any photos that support this documentation)

An Environmental Checklist is required for demolition or significant alteration because said property is:

☐ listed or contributing, or

☒ 50 years old or older.

In this case, contact DAHP (State Architectural Historian Michael Houser), as an "agency with expertise" under SEPA; if DAHP determines that the property is potentially eligible for an historic register, then an Environmental Checklist is required.

Form completed by: JR

This form was last updated on 9/9/15.

Date 11/29/16

## HISTORIC PROPERTY WORKSHEET

Use this sheet to document potentially historic properties intended for demolition or significant alteration

Address/Location 1025 NE Alpha Road

Structure Type stick frame home

Historic and Current Use SF Residence

Built Date 1915

Architect/Developer/Designer (if known) Unknown

Record Source(s) N/A

WISAARD Entry: ☒ Yes ☐ No

Historic Register: ☐ Local ☐ State ☐ National ☒ Not listed (check all that apply)

Historic District:

☐ Yes ☐ Contributing ☐ Non-Contributing

☒ No

Adjacent to Historic Property ☒ Yes ☐ No

Proposed Alteration Demolition

Date of Alteration (if known) Unknown

Historic Owners/Occupants Robert H. Feasley (1959-1963), WSU

art professor; Win Loung Chiu, WSU pharma scientist

Significant Events None

Other Considerations None

Possible Historic Features (provide a brief description of applicable features and their condition)

Style Art & Crafts Bungalow

Siding Combed wood cladding

Roofing Composite

Windows Double-hung casement replacements

Doors Front: metal replacement  
Rear: same

Interior N/A

Landscaping N/A

Features Scalloped front entrance overhang  
(not original)

Other N/A

(Attach any photos that support this documentation)

An Environmental Checklist is required for demolition or significant alteration because said property is:

☐ listed or contributing, or

☐ 50 years old or older.

In this case, contact DAHP (State Architectural Historian Michael Houser), as an "agency with expertise" under SEPA; if DAHP determines that the property is potentially eligible for an historic register, then an Environmental Checklist is required.

Form completed by: JR

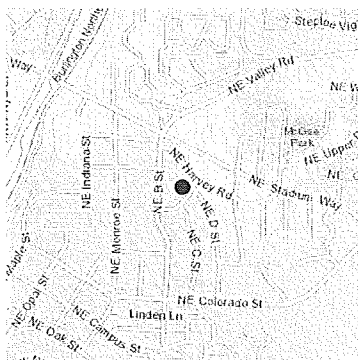
This form was last updated on 9/9/15.



Historic Name:	Residence

Property ID: 708223

## Location



**Address:** 1025 NE Alpha Rd, Pullman, Washington, USA

**GeographicAreas:** Whitman County,T15R45E32,PULLMAN Quadrangle

## Information

**Construction Dates:**

Construction Type	Year	Circa
Built Date	1915	

**Number of stories:** N/A

**Historic Use:**

Category	Subcategory
Domestic	Domestic - Single Family House

**Historic Context:** Education



## Historic Property Report

Architect/Engineer:

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Category	Name or Company
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## Historic Property Report

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-11-08023, , Pullman CLG Property Updates	11/13/2016	Not Determined	Kim Gant, 11/15/2016



## Historic Property Report

### Photos



1025 NE Alpha.jpg



## Historic Property Report

### Inventory Details - 11/13/2016

**Common name:**

**Date recorded:** 11/13/2016

**Field Recorder:** Allison Munch-Rotolo

**Field Site number:**

**SHPO Determination** Not Determined

### Detail Information

#### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Asphalt/Composition
Cladding	Wood - Shingle
Structural System	Wood - Balloon Frame
Plan	Rectangle

### Surveyor Opinion

**Significance narrative:** Early history unknown. From 1959 to 1963 the property was occupied by Robert H. Feasley, a long-term professor art. (Feasley subsequently moved to a location several blocks away). Feasley's works are celebrated locally and are held in several museum collections. After Feasley, the property was occupied by Win Loung Chiou, a pharmaceutical scientist affiliated with WSU.

**Physical description:** This small bungalow appears to retain its original form and windows. The combed wood siding and scalloped door overhang appear to be early additions. The metal front door appears to be a replacement.

**Bibliography:** <http://inland360.com/fairs/2013/07/a-landscape-of-whimsy-collector-friends-of-late-robert-feasley-mount-show-for-pullman-artwalk/>  
<http://robertfeasleypainter.com/biography>  
<http://www.wsucougars.com/sports/2007/3/7/207889171.aspx>











